

FALLBROOK COMMUNITY PLANNING GROUP

And

FALLBROOK DESIGN REVIEW BOARD

Regular Meeting

Monday 15 June 2009, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook 92038

MINUTES •

RECEIVED

San Diego County
DEPT. OF PLANNING & LAND USE

Meeting called to order at 7:00 PM by Chair Jim Russell, who led the assembly in the Pledge of Allegiance. 13 members were present, Eileen Delany, Bill Bopf, Anne Burdick, Jean Dooley, Donna Gebhart, Tom Harrington, Ron Miller, Roy Moosa, Jim Russell, Steve Smith, Paul Schaden, Harry Christiansen and Jack Wood. Excused Michele Bain and Jackie Heyneman.

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Groups jurisdiction but not on today's agenda. Three minute limitation. Non-discussion & Non-voting item.
Mr. Russell mentioned that the new sign for the Pala Casino at the southeast corner of I-15 and SR-76 had been brought to the Planning Groups attention and that while it was not on the agenda he was aware that the County Staff was looking into the problem. Two property owners spoke to the Planning Group on the Issue (Mr. Jim Owing and Mr. Steve Holt). Both expressed outrage that Fallbrook Community Design Guild lines and I-15 corridor Design Guild lines could be so blatantly ignored.
2. Approval of the minutes for the meeting of 18 May 2009. Voting item.
Ms. Jean Dooley Motioned that the minutes be approved as presented and the motion was approved unanimously.
3. Presentation on "Building & Designing Crime Free Housing" by John McClelland, Crime Prevention Specialist, Fallbrook Sheriff's Sub-Station. **Design Review Committee**. Community input. Non-voting item
Item was postponed due to the presenter being unable to attend.
4. Response to the 18 May presentation by Danielle Putman, RBF Consulting 858-810-1450 dputnam@rbf.com on the need for pedestrian network improvements (sidewalks) in the area bounded by East Mission Road on the north, Brandon Road and Potter Street on the east, Fallbrook Street on the south and South Mission Road on the west. County planner Robert Citrano, 858-694-3229, Robert.Citrano@sdcounty.ca.gov. **Circulation Committee**. Community input. Voting item. (3/17)
Mr. Christiansen reported that the Circulation Committee had reviewed this item and after further discussion had voted to follow the recommendations Mr. Moosa made in his original report on the area under study. There was no public comment. Ms. Anne Burdick motioned to advise the Department of Planning and Land Use as well as the Department of Public Works Capital Improvement Project section that the Planning Group recommended the following priority of actions:
 - 1) Repair all current sidewalks where necessary.
 - 2) Initiate a Study to determine where crosswalks should be placed.
 - 3) Continue sidewalks in all areas where they abruptly stop or turn into gravel walkways.
 - 4) Install sidewalks on East Mission, Alvarado and Fallbrook Street.The motion passed unanimously.
5. Request from Vince Ross, President, Fallbrook Village Association and Don McDougal for two four way stop signs at Elder and Main and Hawthorne and Main, plus clearly marked cross walks on Main at those two locations for pedestrians in the down town area. County planner Robert Goralka, DPW traffic engineer. **Circulation Committee**. Community input. Voting item. (4/16)

Mr. Vince Ross presented the request of the Fallbrook Village Association. Mr. Christiansen stated that the Circulation Committee had reviewed the request and after lengthy discussion had approved a motion to deny the request due to no viable evidence from either the County Traffic Advisory Committee or the Department of Public Works that either intersection met the requirements for placing stop signs. Mr. Harrington stated that traffic calming was like reverse engineering from how the request was being evaluated and if the Group decided to commit to recommending strong traffic calming measures stop signs might not be ruled out. Ms. Dooley commented that she felt approving the request might be the thing to do in this case do to the problem at hand.

Mr. Harry Christiansen made the following motion:

While recognizing the positive attributes of four-way stop signs and clearly marked crosswalks in the Fallbrook downtown area, the Fallbrook Community Planning Group reluctantly denies the request from the Fallbrook Village Association for adding such stop signs at Elder and Hawthorne for the following reasons:

- 1) The San Diego County Traffic Advisory Committee staff has informed the Planning Group that the proposal for four-way stop signs at Elder and Hawthorne do not meet the County's traffic warrants for the installation of stop signs.
- 2) While acknowledging the value of traffic calming and improving the pedestrian-friendly downtown environment, we must also address the issues of pedestrian safety and the potential legal and financial liability to the community and the County of San Diego if such stop signs are installed without having met the County's traffic warrants.
- 3) The County's Traffic Study indicates very little cross-traffic at Hawthorne. Installing a four-way stop sign under this circumstance could actually *contribute* to accidents. When motorists recognize that there is no cross-traffic at an intersection with a stop sign, they are tempted to disregard the stop sign, roll through it, and unintentionally *cause* an accident. (Pedestrians are not expecting cars to accelerate through an intersection that has a crosswalk, so they do not take appropriate safety precautions which could result in increased accidents and serious liability for the agency that authorized the crosswalk/stop sign.)
- 4) Results of the County's Traffic Study on Elder indicate slightly higher cross-traffic volume, but still not in sufficient numbers to meet the threshold for a four-way stop sign.
- 5) At both intersections, the County reports that there have been no correctable accidents in the past year.
- 6) Traffic personnel have estimated that the installation of stop signs could back up traffic 300' on Main Street south of Elder. This backup would have an impact on residents and merchants along both sides of Main Street between Elder and Fallbrook Street.
 - a) Residents on Ash and College Streets have no access in/out of their homes other than via Main Street. A traffic backup would impair their egress in an emergency.
 - b) Merchants south of Elder may object to the reduced number of customers passing their facilities and the increased difficulties their customers may find in accessing their businesses because of congestion and parking.
- 7) Stop signs so close to a "smart" signal (Main and Alvarado) would interfere with the natural efficiency of that signal and thereby increase back up traffic on both Main and Alvarado Streets.

- 8) The Fallbrook Chamber of Commerce was approached as to their position on this request for stop signs and has not responded.

Creating a pedestrian zone in the downtown area is an important goal for our community. The Planning Group requests assistance from the County to develop methods of traffic calming for the historic downtown area of Fallbrook.

The motion was approved with 11 member voting for it, 1 (Ms. Dooly) against and 1 abstention (Ms. Gebhart).

6. Review of the plans for the new Fallbrook Library, 124 South Mission Road. Applicant and contact person Michelle M. Puentespina, 619.231.0751, www.fpbarch.com. **Design Review Committee**. Community input. Voting item. (5/11)
Item was withdrawn at this time.
7. Review of Board of Supervisors Policy J-5 "Signage in County Road Rights of Way" as it effects the Fallbrook Community Planning Area. **Circulation Committee**. Community input. Voting item.
Mr. Christiansen reported that while this policy was being reviewed to address the need for the downtown events to direct traffic that the particular Policy did not appear to apply to the concern. Ms. Delaney commented that she had advised the interested group to review the policy on temporary signage like real estate signs. The item was continued.
8. Appoint Helen Kirkpatrick, 4119 Pinehurst Ct., Fallbrook, 92028, Land 760-723-9437, cell 760-518-9437 to be a non-elected member of the Land Use Committee. Community input. Voting item.
Mr. Wood motioned that Ms. Kirkpatrick appointed to the Land Use Committee the Planning Group approved the motion unanimously.
9. The county has issued a Notice of Preparation (NOP) for an Environmental Impact Report (EIR) for Campus Park West GPA05-003, SPA05-001, TM5424RLL2, REZ 05-005 & S05-014 . The purpose of a NOP is to receive input from the community about what should be studied in the EIR. The project is proposed for the approximate 118.3 acres, 99.7 acres located in the north east corner of I-15 and SR76 and 18.6 acres located on the south side of SR76. It is a request that includes the processing of a **General Plan Amendment** (to change the Regional Category from Special Study Area (SSA) to Current Urban Development Area (CUDA), to change the maximum density from 0.81 to 3.0 dwelling units per acre; and to amend the Circulation Element to delete Pankey Road north of Pala Mesa Drive), an amendment to the **Campus Park Specific Plan** (to separate Campus Park West from the remainder of the Campus Park SPA, to add multi-family residential uses in addition to a central mixed-use core plus general commercial and limited impact industrial/business professional uses), to create new Design Guidelines to supercede the existing I-15 Corridor and Fallbrook Design Guidelines, also they propose to change the height limits to allow buildings up to 50 feet tall. A **Tentative Map** (to subdivide the property in to 51 lots), a **Rezone** (to change the zoning from S90 to S88) and a V designator. Owner Pappas Investments, 916-447-7100. Contact person Camille Passon, at Project Design Consultants, 619.235.6471. County planner Dennis Campbell 858-505-6380, Dennis.Campbell@sdcounty.ca.gov. Community input. Voting item. **Note. The county will be holding a public meeting on June 22nd from 6 to 8 pm in the Multi Purpose Room of the Live Oak Elementary to receive input on this NOP.**
Mr. Russell outlines the agenda item, stating that this was an opportunity for the Planning Group and the public to bring to light the items they would like the Environmental Impact Report (EIR) for this project to cover. Additionally an additional public opportunity would be held at Live Oak School June 22 at 6:00 pm to gain further public input prior to starting the EIR process. Mr.

Walson of Bonsall spoke in general opposition to the project. Mrs. Walson of Bonsall stated that she had concerns that the project as she had seen it presented conflicted with the Fallbrook community character on a number of issues. But more disturbing was the ability for the developer to consider proceeding with the current lack of availability of sewer and water service. Also a concern fire safety with the proximity of open space around the project. After a lengthy discussion, the Planning Group also stated that they had real concerns with the following:

- 1) The projects design showing clear disregard for the current Fallbrook Design Guild Lines.
- 2) Building heights set to exceed current Guild Lines.
- 3) Economic impact of proposed Commercial and industrial uses on existing commercial and industrial uses.
- 4) Impact in the traffic proposed by the development and development in the area (SR-76, I-15, Old 395 Reche Road) with and without a diamond interchange at the Stewart Canyon underpass and with or without an extension of Pala Mesa Road west to Gird Road.
- 5) The need for a traffic node and park and ride in the vicinity of the project.
- 6) The EIR should address the cumulative impact of all the proposed developments proposed east of the I-15.

Mr. Bill Bopf motioned to submit all of the concerns of the Public and the Group to DPLU for consideration, the motion passed unanimously.

10. Request for Waiver of "B" Community Design Review Special Area Regulations for a site plan for sine age for the Citrus Plaza, 202 College. Applicant, Straub Construction, Inc Dick Lund, 858.457.6860 ext. 11, dicklund@lundvandruff.com. Design Review Committee. Community input. Voting item.

Mr. Lund presented the request. After limited discussion Ms. Delany motioned to approve the request, the request was approved unanimously.

11. Request for Waiver of "B" Community Design Review Special Area Regulations for a site plan for the Chase Bank. APN 104-390-05, 1091 S. Mission Rd. to replace the Washington Mutual signs; 1-Illuminated 12' pylon sign; 3- Illuminated channel letter signs; 1 wall sign; 2 ATM signs ; 4 parking signs; 1 non- illuminated directional sign. Applicant- Signtech, 619-527-6100. County Planner: Debra Frischer. **Design Review Committee**. Community Input. Voting Item.

Mr. Delany asked that the request be continued.

12. Workshop on the Fallbrook Community Plan as created by the community and the Planning Group in 2005/2006. County planner Eric Lardy 858-694-2457, eric.lardy@sdscounty.ca.gov. Community input. Voting item

Although the Community Plan was approved by the Group at the June 8, Special meeting, Mr. Christiansen had several items that he felt needed to be discussed. Mr. Christiansen's re-write of Policy LU 2.1.10b and Policy LU 2.1.11 were approved. A new Policy LU 2.1.11a was rejected as well a further qualification of Commercial use LU 2.2a, (Issues through Policies). Finally, Mr. Christiansen filled out the Specific Plans and Special Study Areas section of the community plan focusing it in on the development east of the I-15. That addition approved. Please review the Fallbrook Community Plan Dated 6-15-2009 for all details.

Adjourned at 9:10 PM

Submitted by Tom Harrington, secretary.

Cc: DPLU Dennis Campbell
Fallbrook Chamber of Commerce, RBF
DPW Steve Ron